

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF VIRGINIA
Alexandria Division**

In Re:)	
)	Bankruptcy Case
EAGLE PROPERTIES AND)	No. 23-10566-KHK
INVESTMENTS LLC)	
)	Chapter 7
Debtor)	

TRUSTEE’S REPORT OF SALE

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 12/18/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 15474 Roxbury Rd, Glenwood MD (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	12/23/2024
Property Sold:	15474 Roxbury Rd, Glenwood MD
Purchasers:	Sweet Home 401K/Aliereza Aliaskari 401K
Purchase Price:	\$450,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	\$ 36,000.00

Dated: 1/8/2025

Respectfully submitted,

/s/ H. Jason Gold
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117
PO Box 57359
Washington DC 20037
Chapter 7 Trustee

A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No 2502-0265

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 2024-1009	7. Loan No.	8. Mortgage Insurance Case No.		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.						
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.							
D. Name & Address of Borrower: Sweet Home 401K FBO Allreza Allaskari 401K 118 West Church Street Frederick, MD 21701			E. Name & Address of Seller: H. Jason Gold, Chapter 7 Trustee, not individually but solely in his capacity as the Chapter 7 Trustee in Bankruptcy in re: Eagle Properties and Investments, LLC Bankruptcy Case No. 23-10566-KHK 2501 Pennsylvania Avenue Northwest 3-C Washington, DC 20037		F. Name & Address of Lender: Sweet Home 401K FBO Allreza Allaskari IRA 118 West Church Street Frederick, MD 21701		
G. Property Location: 15474 Roxbury Road Glenwood, MD 21738			H. Settlement Agent: Silver Title, LLC Place of Settlement: 2650 Quarry Lake Drive Suite 220 Baltimore, MD 21209		I. Settlement Date: 12/23/2024 Funding Date: 12/23/2024 Disbursement Date: 12/23/2024		

J. Summary of Borrower's Transaction	K. Summary of Seller's Transaction																																																																																																																																																																				
<table><tr><td>100. Gross Amount Due from Borrower</td><td></td></tr><tr><td>101. Contract sales price</td><td>\$450,000.00</td></tr><tr><td>102. Personal property</td><td></td></tr><tr><td>103. Settlement charges to borrower (line 1400)</td><td>\$23,872.00</td></tr><tr><td>104.</td><td></td></tr><tr><td>105.</td><td></td></tr><tr><td>Adjustment for items paid by seller in advance</td><td></td></tr><tr><td>106. City/Town Taxes</td><td></td></tr><tr><td>107. County Taxes 12/23/2024 to 06/30/2025</td><td>\$5,233.92</td></tr><tr><td>108. Assessments</td><td></td></tr><tr><td>109.</td><td></td></tr><tr><td>110.</td><td></td></tr><tr><td>111.</td><td></td></tr><tr><td>112.</td><td></td></tr><tr><td>120. Gross Amount Due from Borrower</td><td>\$479,105.92</td></tr><tr><td>200. Amount Paid by or in Behalf of Borrower</td><td></td></tr><tr><td>201. Deposit</td><td>\$15,000.00</td></tr><tr><td>202. Principal amount of new loan(s)</td><td></td></tr><tr><td>203. Existing loan(s) taken subject to</td><td></td></tr><tr><td>204. Title company credit</td><td>\$250.00</td></tr><tr><td>205.</td><td></td></tr><tr><td>206.</td><td></td></tr><tr><td>207.</td><td></td></tr><tr><td>208.</td><td></td></tr><tr><td>209.</td><td></td></tr><tr><td>Adjustments for items unpaid by seller</td><td></td></tr><tr><td>210. City/Town Taxes</td><td></td></tr><tr><td>211. County Taxes</td><td></td></tr><tr><td>212. Assessments</td><td></td></tr><tr><td>213.</td><td></td></tr><tr><td>214.</td><td></td></tr><tr><td>215.</td><td></td></tr><tr><td>216.</td><td></td></tr><tr><td>217.</td><td></td></tr><tr><td>218.</td><td></td></tr><tr><td>219.</td><td></td></tr><tr><td>220. Total Paid by/for Borrower</td><td>\$15,250.00</td></tr><tr><td>300. Cash at Settlement from/to Borrower</td><td></td></tr><tr><td>301. Gross amount due from borrower (line 120)</td><td>\$479,105.92</td></tr><tr><td>302. Less amounts paid by/for borrower (line 220)</td><td>\$15,250.00</td></tr><tr><td>303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower</td><td>\$463,855.92</td></tr></table>	100. Gross Amount Due from Borrower		101. Contract sales price	\$450,000.00	102. Personal property		103. Settlement charges to borrower (line 1400)	\$23,872.00	104.		105.		Adjustment for items paid by seller in advance		106. City/Town Taxes		107. County Taxes 12/23/2024 to 06/30/2025	\$5,233.92	108. Assessments		109.		110.		111.		112.		120. Gross Amount Due from Borrower	\$479,105.92	200. Amount Paid by or in Behalf of Borrower		201. Deposit	\$15,000.00	202. Principal amount of new loan(s)		203. Existing loan(s) taken subject to		204. Title company credit	\$250.00	205.		206.		207.		208.		209.		Adjustments for items unpaid by seller		210. City/Town Taxes		211. County Taxes		212. Assessments		213.		214.		215.		216.		217.		218.		219.		220. Total Paid by/for Borrower	\$15,250.00	300. Cash at Settlement from/to Borrower		301. Gross amount due from borrower (line 120)	\$479,105.92	302. Less amounts paid by/for borrower (line 220)	\$15,250.00	303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$463,855.92	<table><tr><td>400. Gross Amount Due to Seller</td><td></td></tr><tr><td>401. Contract sales price</td><td>\$450,000.00</td></tr><tr><td>402. Personal property</td><td></td></tr><tr><td>403.</td><td></td></tr><tr><td>404.</td><td></td></tr><tr><td>405.</td><td></td></tr><tr><td>Adjustment for items paid by seller in advance</td><td></td></tr><tr><td>406. City/Town Taxes</td><td></td></tr><tr><td>407. County Taxes 12/23/2024 to 06/30/2025</td><td>\$5,233.92</td></tr><tr><td>408. Assessments</td><td></td></tr><tr><td>409.</td><td></td></tr><tr><td>410.</td><td></td></tr><tr><td>411.</td><td></td></tr><tr><td>412.</td><td></td></tr><tr><td>420. Gross Amount Due to Seller</td><td>\$455,233.92</td></tr><tr><td>500. Reductions in Amount Due to Seller</td><td></td></tr><tr><td>501. Excess deposit (see instructions)</td><td></td></tr><tr><td>502. Settlement charges to seller (line 1400)</td><td>\$89,194.31</td></tr><tr><td>503. Existing loan(s) taken subject to</td><td></td></tr><tr><td>504. Payoff to Bank of Clark</td><td>\$341,039.61</td></tr><tr><td>505. Payoff to Bala Jain, LLC</td><td>\$25,000.00</td></tr><tr><td>506.</td><td></td></tr><tr><td>507.</td><td></td></tr><tr><td>508.</td><td></td></tr><tr><td>509.</td><td></td></tr><tr><td>Adjustments for items unpaid by seller</td><td></td></tr><tr><td>510. City/Town Taxes</td><td></td></tr><tr><td>511. County Taxes</td><td></td></tr><tr><td>512. Assessments</td><td></td></tr><tr><td>513.</td><td></td></tr><tr><td>514.</td><td></td></tr><tr><td>515.</td><td></td></tr><tr><td>516.</td><td></td></tr><tr><td>517.</td><td></td></tr><tr><td>518.</td><td></td></tr><tr><td>519.</td><td></td></tr><tr><td>520. Total Reduction Amount Due Seller</td><td>\$455,233.92</td></tr><tr><td>600. Cash at Settlement to/from Seller</td><td></td></tr><tr><td>601. Gross amount due to seller (line 420)</td><td>\$455,233.92</td></tr><tr><td>602. Less reductions in amounts due seller (line 520)</td><td>\$455,233.92</td></tr><tr><td>603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller</td><td></td></tr></table>	400. Gross Amount Due to Seller		401. Contract sales price	\$450,000.00	402. Personal property		403.		404.		405.		Adjustment for items paid by seller in advance		406. City/Town Taxes		407. County Taxes 12/23/2024 to 06/30/2025	\$5,233.92	408. Assessments		409.		410.		411.		412.		420. Gross Amount Due to Seller	\$455,233.92	500. Reductions in Amount Due to Seller		501. Excess deposit (see instructions)		502. Settlement charges to seller (line 1400)	\$89,194.31	503. Existing loan(s) taken subject to		504. Payoff to Bank of Clark	\$341,039.61	505. Payoff to Bala Jain, LLC	\$25,000.00	506.		507.		508.		509.		Adjustments for items unpaid by seller		510. City/Town Taxes		511. County Taxes		512. Assessments		513.		514.		515.		516.		517.		518.		519.		520. Total Reduction Amount Due Seller	\$455,233.92	600. Cash at Settlement to/from Seller		601. Gross amount due to seller (line 420)	\$455,233.92	602. Less reductions in amounts due seller (line 520)	\$455,233.92	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	
100. Gross Amount Due from Borrower																																																																																																																																																																					
101. Contract sales price	\$450,000.00																																																																																																																																																																				
102. Personal property																																																																																																																																																																					
103. Settlement charges to borrower (line 1400)	\$23,872.00																																																																																																																																																																				
104.																																																																																																																																																																					
105.																																																																																																																																																																					
Adjustment for items paid by seller in advance																																																																																																																																																																					
106. City/Town Taxes																																																																																																																																																																					
107. County Taxes 12/23/2024 to 06/30/2025	\$5,233.92																																																																																																																																																																				
108. Assessments																																																																																																																																																																					
109.																																																																																																																																																																					
110.																																																																																																																																																																					
111.																																																																																																																																																																					
112.																																																																																																																																																																					
120. Gross Amount Due from Borrower	\$479,105.92																																																																																																																																																																				
200. Amount Paid by or in Behalf of Borrower																																																																																																																																																																					
201. Deposit	\$15,000.00																																																																																																																																																																				
202. Principal amount of new loan(s)																																																																																																																																																																					
203. Existing loan(s) taken subject to																																																																																																																																																																					
204. Title company credit	\$250.00																																																																																																																																																																				
205.																																																																																																																																																																					
206.																																																																																																																																																																					
207.																																																																																																																																																																					
208.																																																																																																																																																																					
209.																																																																																																																																																																					
Adjustments for items unpaid by seller																																																																																																																																																																					
210. City/Town Taxes																																																																																																																																																																					
211. County Taxes																																																																																																																																																																					
212. Assessments																																																																																																																																																																					
213.																																																																																																																																																																					
214.																																																																																																																																																																					
215.																																																																																																																																																																					
216.																																																																																																																																																																					
217.																																																																																																																																																																					
218.																																																																																																																																																																					
219.																																																																																																																																																																					
220. Total Paid by/for Borrower	\$15,250.00																																																																																																																																																																				
300. Cash at Settlement from/to Borrower																																																																																																																																																																					
301. Gross amount due from borrower (line 120)	\$479,105.92																																																																																																																																																																				
302. Less amounts paid by/for borrower (line 220)	\$15,250.00																																																																																																																																																																				
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$463,855.92																																																																																																																																																																				
400. Gross Amount Due to Seller																																																																																																																																																																					
401. Contract sales price	\$450,000.00																																																																																																																																																																				
402. Personal property																																																																																																																																																																					
403.																																																																																																																																																																					
404.																																																																																																																																																																					
405.																																																																																																																																																																					
Adjustment for items paid by seller in advance																																																																																																																																																																					
406. City/Town Taxes																																																																																																																																																																					
407. County Taxes 12/23/2024 to 06/30/2025	\$5,233.92																																																																																																																																																																				
408. Assessments																																																																																																																																																																					
409.																																																																																																																																																																					
410.																																																																																																																																																																					
411.																																																																																																																																																																					
412.																																																																																																																																																																					
420. Gross Amount Due to Seller	\$455,233.92																																																																																																																																																																				
500. Reductions in Amount Due to Seller																																																																																																																																																																					
501. Excess deposit (see instructions)																																																																																																																																																																					
502. Settlement charges to seller (line 1400)	\$89,194.31																																																																																																																																																																				
503. Existing loan(s) taken subject to																																																																																																																																																																					
504. Payoff to Bank of Clark	\$341,039.61																																																																																																																																																																				
505. Payoff to Bala Jain, LLC	\$25,000.00																																																																																																																																																																				
506.																																																																																																																																																																					
507.																																																																																																																																																																					
508.																																																																																																																																																																					
509.																																																																																																																																																																					
Adjustments for items unpaid by seller																																																																																																																																																																					
510. City/Town Taxes																																																																																																																																																																					
511. County Taxes																																																																																																																																																																					
512. Assessments																																																																																																																																																																					
513.																																																																																																																																																																					
514.																																																																																																																																																																					
515.																																																																																																																																																																					
516.																																																																																																																																																																					
517.																																																																																																																																																																					
518.																																																																																																																																																																					
519.																																																																																																																																																																					
520. Total Reduction Amount Due Seller	\$455,233.92																																																																																																																																																																				
600. Cash at Settlement to/from Seller																																																																																																																																																																					
601. Gross amount due to seller (line 420)	\$455,233.92																																																																																																																																																																				
602. Less reductions in amounts due seller (line 520)	\$455,233.92																																																																																																																																																																				
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller																																																																																																																																																																					

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges		
700. Total Real Estate Broker Fees		
Division of commission (line 700) as follows:		
701. \$13,500.00 to Century 21 New Millennium		
702. \$		
703. Commission paid at settlement		\$13,500.00
704.		
900. Items Payable in Connection with Loan		
901. Our origination charge		
902. Your credit or charge (points) for the specific interest rate chosen		
903. Appraisal fee		
904. Credit report		
905. Tax service		
906. Flood certification		
907.		
908.		
909.		
910.		
900. Items Required by Lender to be Paid in Advance		
901. Daily interest charges from 12/23/2024 to 01/01/2025		
902. Mortgage insurance premium		
903. Homeowner's Insurance		
904.		
1000. Reserves Deposited with Lender		
1001. Initial deposit for your escrow account		
1002. Homeowner's Insurance		
1003. Mortgage Insurance		
1004. Property taxes		
1005.		
1006.		
1007. Aggregate Adjustment \$0.00		
1100. Title Charges		
1101. Settlement or closing fee to Silver Title, LLC	\$595.00	
1102. Owner's title insurance to Old Republic National Title Insurance Company	\$2,167.50	
1103. Lender's title insurance to Old Republic National Title Insurance Company		
1104. Lender's title policy limit \$		
1105. Owner's title policy limit \$450,000.00		
1106. Title - Lien Cert Expense to Silver Title, LLC	\$57.00	
1107. Title - Title Examination / Title Binder / Deed Prep to Silver Title, LLC	\$395.00	
1108. Title - Courier/Recording/Secure Document Storage to Silver Title, LLC	\$95.00	
1109. Title - Title Abstract Fee to Old Republic National Title Insurance	\$295.00	
1110. Procure/Track/Release Expense to Silver Title, LLC		\$595.00
1111. Release Fee to Silver Title-RELEASE(S)		\$110.50
1112. Tax Sale Payoff / Release to Silver Title, LLC		\$195.00
1113. CPL (Lender) to Old Republic National Title Insurance Company	\$30.00	
1200. Government Recording and Transfer Charges		
1201. Recording fees: Deed \$60.00 Mortgage \$115.00 Release \$ to Clerk of the Circuit Court	\$175.00	
1202. City/County tax/stamps Deed \$5,625.00 Mortgage \$ to Howard County Director of Finance	\$2,812.50	\$2,812.50
1203. State tax/stamps Deed \$2,250.00 Mortgage \$ to Clerk of the Circuit Court	\$1,125.00	\$1,125.00
1204. Recordation Tax - County (Deed) to Howard County Director of Finance	\$1,125.00	\$1,125.00
1300. Additional Settlement Charges		
1301. '22/'23 Property Taxes (DECEMBER) to Howard County, Maryland		\$11,272.67
1302. '23/'24 Property Taxes (DECEMBER) to Howard County, Maryland		\$11,077.89
1303. '24/'25 Property Taxes (DECEMBER) to Howard County, Maryland		\$10,522.15
1304. TAX SALE to Howard County, Maryland		
1305. 326(a) Trustee Commission to H. Jason Gold, Trustee		\$13,500.00
1306. Bankruptcy Estate Payment to H. Jason Gold, Trustee		\$22,500.00
1307. Recording Escrow to (Seller) Silver Title-ESCROW		\$783.60
1308. EMD Reimbursement to Alireza Alaskari	\$15,000.00	
1309. Hand Recording Fee to MP Recordings LLC		\$75.00
1400. Total Settlement Charges (Enter on lines 101, Section J and 502, Section K)	\$23,872.00	\$89,194.31

See signature addendum